



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

NOVEMBER 7, 2002

**PRESENT:** Fruit, Kennett, Martin, Pyle

\_\_\_\_\_  
**ABSENT:** None

\_\_\_\_\_  
**LATE:** None

\_\_\_\_\_  
**STAFF:** Senior Planner (SP) Linder, and Associate Planner (AP) Tolentino

### REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

### MINUTES

**OCTOBER 3, 2002 BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE OCTOBER 3, 2002 MINUTES ON A VOTE OF 3-0-1 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**

**NOES: NONE**

**ABSTAIN: MARTIN**

**ABSENT: NONE**

**ARCHITECTURAL REVIEW BOARD MINUTES**

**NOVEMBER 7, 2002**

**Page 2**

**OCTOBER 17, 2002** **BOARD MEMBERS FRUIT / MARTIN MOTIONED TO APPROVE THE OCTOBER 17, 2002 MINUTES ON A VOTE OF 4-0 AS FOLLOWS:**

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**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**OLD BUSINESS:**

1. **SITE REVIEW, SR-02-10: MONTEREY-SINALOA:** A request for site, landscape and architectural plan approval for the reconstruction and expansion of a restaurant recently destroyed in a fire. The restaurant is proposed to be 5,820 sf on two parcels totaling 0.90 acres in size, located on the northeast corner of Monterey Rd and Peebles Ave.

\_\_\_\_\_  
**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-024 WITH THE MODIFICATION OF THE "SOUTHWESTERN" LANDSCAPE REQUIREMENT TO APPLY TO THE FRONT SETBACK AND SITE ENTRY AREA ONLY AND TO ADEQUATELY SCREEN THE PROPOSED TRANSFORMER OR MOVE IT INTERIOR TO THE SITE.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

\_\_\_\_\_  
**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

2. **SITE REVIEW, SR-02-09: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS/LOT 9 & 10:** A request for architectural and site plan approval of a 23,172 sq. ft. light industrial building to be located on a 1.66 acre parcel which is located on the north east corner of Digital Dr. and Sutter Blvd.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-022 WITH A CONDITION TO CORRECT THE MULLION CALL OUT ON THE ELEVATION TO BE CONSISTENT WITH THE CROSS SECTION.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

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**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

# ARCHITECTURAL REVIEW BOARD MINUTES

NOVEMBER 7, 2002

Page 3

## NEW BUSINESS:

3. **SITE REVIEW, SR-01-02: CONDIT-PATEL:** A request for approval of site, architectural, and landscaping plans to build a two-story building with an arcade, restaurant, and 18-hole miniature golf course on 1.6 acres on Condit Rd., between East Dunne Ave. and Tennant Ave., in a Planned Unit Development (PUD).

\_\_\_\_\_ **BOARD MEMBERS KENNETT/PYLE MOTIONED TO CONTINUE THE APPLICATION TO THE DECEMBER 5 AGENDA.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

\_\_\_\_\_ **AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

## OTHER BUSINESS:

4. **MINOR EXTERIOR ALTERATIONS TO DEJA VU SALON:**

**THE BOARD MEMBERS UNANIMOUSLY AGREED THAT THE PROPOSED CHANGES WARRANTED BOARD REVIEW**

5. **HOLIDAY SCHEDULE:**

**THE BOARD MEMBERS UNANIMOUSLY AGREED TO THE CANCELLATION OF THE JANUARY 2 MEETING.**

6. **DESIGN REVIEW HANDBOOK:**

**Recommendation:** Discussion

## **WORKSHOP - 8:00 P.M.**

1. **CITY OF MORGAN HILL AQUATIC CENTER:** A workshop, including the Architectural Review Board and Aquatic Center Subcommittee, to review and comment on preliminary site and architectural plans for the proposed City of Morgan Hill Aquatic Center project located on Condit Road.

**THE BOARD OFFERED THE FOLLOWING COMMENTS AND SUGGESTIONS:**

- The proposed architectural style and level of detail do not match what exists or what is required in the adjacent Condit Rd. PUD. Need to have better compatibility with surrounding development.
- The type of solar panel should be carefully considered due to their prominent location and viability. Consider stepping the roof to create some variation in the building height.

# **ARCHITECTURAL REVIEW BOARD MINUTES**

**NOVEMBER 7, 2002**

**Page 4**

- The building appears very industrial in appearance. The appearance of the building needs to be softened and made more inviting.
- The building lacks overall detailing. The elevations need more articulation. Consider use of recessed panels, scoring, variation of color, and adding ground level windows.
- Break up the proposed wall, creative use of texture, material variation, create visual breaks with the use of wrought iron or leave a block out here or there to create peek holes.
- Consider adding a retail component to the building. Approximately 400 sq. ft. retail area for the sale of swim accessories and local team wear.

**ANNOUNCEMENTS:** November 21 meeting to be devoted to the review of the preliminary draft of the Architectural Review Handbook.

**ADJOURNMENT:** There being no further business, Chair Kennett adjourned the meeting at 9:15 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**